

MINUTES OF THE POTTSTOWN METROPOLITAN
REGIONAL PLANNING COMMITTEE
MEETING OF SEPTEMBER 27, 2006
(Approved October 25, 2006)

The Pottstown Metropolitan Regional Planning Committee held their monthly meeting on September 27, 2006. Attending the meeting were Connie Megay and Tim Roland, East Coventry Township; Kurt Zebrowski, New Hanover Township; John Gambino, West Pottsgrove Township; Tom Troutman, Lower Pottsgrove Township; Andy Paravis and Bud Jenschke, North Coventry Township; Megan DeLena, Upper Pottsgrove; Dan Weand, Pottstown Borough.

John Cover – Montgomery County Planning Commission
Tolson DeSa – Montgomery County Planning Commission

Bonnie L. Frisco – Recording Secretary

No public was in attendance.

1. Welcome and Meeting Called to order.

Mr. Paravis called the meeting to order at 7:00 p.m.

2. Roll Call

Mr. Paravis did a roll call.

3. Review of July and August Minutes

Mrs. Megay moved to approve the July 26, 2006 minutes with the correction of the spelling of Mr. Jenschke's name. Mr. Jenschke seconded the motion. The motion carried unanimously.

Mrs. Megay moved to approve the August 23, 2006 minutes as presented. Mrs. DeLena seconded the motion. Mr. Roland abstained due to his absence at the August 23, 2006 meeting. The motion carried.

4. Treasurer's Report

Mr. Jenschke provided a Treasurer's Report. The total funds balance is \$34,144.34. Mr. Roland moved to accept the Treasurer's Report as presented. Mr. Troutman seconded the motion. The motion carried unanimously.

5. Multi-Regional Planning Commission Chairmen and Vice Chairmen Group Update

Mr. Paravis noted that a representative of the DCED was present as the last Chairmen and Vice Chairmen group breakfast. Group formation and mission statement was discussed. At the next meeting the group will either create mission statement or possibly disband.

6. Presentation – Clean Water Fund

Mr. Evan Belser representative of the Clean Water Fund gave a presentation regarding model stormwater ordinances.

Mr. John Hoekstra of the Greens Valley Association provided a presentation regarding groundwater issues in the Schuylkill River Watershed area. Recharge beds underneath porous

paving was discussed. Mr. Hoekstra noted that Cahill & Associates would be available for aiding individual townships with a stormwater ordinance.

7. Old Business

Pottstown Borough Residential Development

There was a discussion regarding a proposed development in Pottstown that falls within 300ft of shared boundary with Lower Pottsgrove. Mr. Troutman noted that Lower Pottsgrove Planning Commission has not seen referenced plan yet. It was noted that the proposed density is conflicting with neighboring properties. The group agreed there are concerns about stormwater runoff (discharge) and steep slopes to the rear. The easement basin in Lower Pottsgrove should be recharge instead of detention.

West Pottsgrove Township Zoning Map Amendment

There was a discussion of the zoning map amendments in West Pottsgrove. The proposed zoning amendments are proposed to take place on lands adjacent to the existing Pottstown landfill. The first proposed change is to an existing “R-2” Residential, the proposed zoning to be “RR” Resource Recovery district and the second proposed zoning map amendment to be made to the existing “R-2” Residential: the proposed zoning is to be “C” Commercial district.

Mr. Jenschke suggested the Regional Planning Committee support the amendments if the RR Resource Recovery district is restricted by deed from future development and stormwater facilities for the shopping center are a groundwater recharge system. Traffic concerns at Route 100, State Street and Commerce Drive were noted. Mrs. Megay moved to include the W. Pottsgrove change in the comprehensive plan amendments with the deed restrictions and stormwater recommendation. Mr. Weand seconded the motion. The motion carried unanimously.

Pottstown Borough Residential Development

Discussion of a plan (proposing 18 single-family semi-detached dwelling units on a 4.05 acre tract within the Borough’s NR (Neighborhood Residential) district) in Pottstown Borough falling within 300 feet of shared boundary with Lower Pottsgrove was tabled. Discussion will resume once Lower Pottsgrove has had an opportunity to review the plans.

8. New Business

Billboard Ordinance Validity Challenge – West Pottsgrove

There was a brief discussion regarding the billboard ordinance validity challenge in West Pottsgrove.

Regional Recreation Plan Continued Discussion

North Coventry, Lower Pottsgrove, Upper Pottsgrove and East Coventry Township Parks and Recreation Committees have shown interest in discussing regional recreational plans issues. It was agreed the Parks and Recreation Committees be invited to a Regional Planning Committee meeting.

Lower Pottsgrove Zoning Map Amendment

Mr. Weand moved to approve the Lower Pottsgrove Zoning Map amendment for 5 parcels on 3.89 acres along Charlotte Street from “SC” Shopping Center to “CO” Commercial Office. Mrs. Megay seconded the motion. The motion carried unanimously.

9. Municipal Updates

Mrs. Megay noted two rezoning requested in East Coventry Township, one from R-2 to R-3 and another from LI to R-3.

Mr. Troutman of Lower Pottsgrove noted that a meeting that was held with Glen Springs regarding the Occidental site. Decommission and tearing down of the site is taking place. At some point, possible future development to occur at site. Mr. Roland voiced concerns of the process as a neighboring township. It was noted that the Sunnybrook Preservation Society is discussing reactivation and preservation of Sunnybrook with the current owners, Gambone Development Group.

Mr. Zebrowski of New Hanover noted that meetings have taken place with T.H. Properties to discuss the proposed town center.

10. Public Comment

There was no public comment.

Adjournment

Mr. Jenschke moved to adjourn at 9:30 p.m. Mr. Troutman seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Recording Secretary